

**SUMMARY PROCESS (EVICTION)  
ANSWER TO COMPLAINT**

JD-HM-5 Rev. 2-22  
C.G.S. §§ 47a-4a, 47a-5, 47a-7, 47a-15, 47a-20,  
47a-20e, 47a-23c, 47a-33, 47a-57, 49-31p

*This form is available  
in other language(s).*

**ADA NOTICE**

The Judicial Branch of the State of Connecticut complies with the Americans with Disabilities Act (ADA). If you need a reasonable accommodation in accordance with the ADA, contact a court clerk or an ADA contact person listed at [www.jud.ct.gov/ADA](http://www.jud.ct.gov/ADA).

STATE OF CONNECTICUT  
**SUPERIOR COURT**

[www.jud.ct.gov](http://www.jud.ct.gov)



**COURT USE ONLY**

ANSWER

ASD



Name of case

West Main Street APT. - LLC v -

Docket number

TTD-CV22-60254475

Nancy O'Brien Pizzeria, 69 Brooklyn St. Rockville, CT 06066

☒ Judicial District ☐ Housing Session 69 Brooklyn St. Rockville, CT 06066

**Section 1 - Summary Process (Eviction) Answer**

For each numbered paragraph of the landlord's Complaint, select whether you **Agree**, **Disagree**, or **Do Not Know**.

- |  |  |                                      |  |  |                                      |
|--|--|--------------------------------------|--|--|--------------------------------------|
| 1. Agree <input checked="" type="checkbox"/> | Disagree <input type="checkbox"/>            | Do Not Know <input type="checkbox"/> | 5. Agree <input checked="" type="checkbox"/> | Disagree <input type="checkbox"/>            | Do Not Know <input type="checkbox"/> |
| 2. Agree <input checked="" type="checkbox"/> | Disagree <input type="checkbox"/>            | Do Not Know <input type="checkbox"/> | 6. Agree <input checked="" type="checkbox"/> | Disagree <input checked="" type="checkbox"/> | Do Not Know <input type="checkbox"/> |
| 3. Agree <input checked="" type="checkbox"/> | Disagree <input type="checkbox"/>            | Do Not Know <input type="checkbox"/> | 7. Agree <input type="checkbox"/>            | Disagree <input type="checkbox"/>            | Do Not Know <input type="checkbox"/> |
| 4. Agree <input type="checkbox"/>            | Disagree <input checked="" type="checkbox"/> | Do Not Know <input type="checkbox"/> | 8. Agree <input type="checkbox"/>            | Disagree <input type="checkbox"/>            | Do Not Know <input type="checkbox"/> |

**Section 2 - Special Defenses** (Facts showing the court that the plaintiff has no legal right to evict you.)

Not all the special defenses listed below may apply to the reason(s) for eviction claimed by the landlord's complaint.

Select the special defenses that show the court that the plaintiff has no legal right to evict you and fill in the information requested.

- a. ☐ All rent has been paid to my landlord.
- b. ☒ Rent was offered to my landlord on (date): 6-3-2022 which was before I received the Notice to Quit.
- c. ☐ The landlord accepted rent or otherwise waived the Notice to Quit after I received it.
- d. ☐ No rent is due under Connecticut law because of the housing or health code violations listed below:

- e. ☐ I notified ☐ my landlord, ☐ Housing Code, ☐ the Health Department, and/or ☐ the Building Department of the violations listed in section d, above, on (date): \_\_\_\_\_

- f. ☐ This eviction is being brought because I contacted ☐ my landlord and/or ☐ public officials or agencies to complain about my apartment.

- g. ☐ I filed a rent increase complaint with the Fair Rent Commission on (date): \_\_\_\_\_

- h. ☒ I live in a building or complex with 5 units or more or in a mobile manufactured home park and

☒ I have a physical or mental disability, or

☒ I am 62 years old or older, or

☒ my spouse, sibling, parent or grandparent is 62 years old or older and permanently lives with me, or

☒ my spouse, sibling, parent or grandparent has a physical or mental disability and permanently lives with me.

- i. ☐ This eviction was brought after a foreclosure action, and

☐ I have a written lease that is still in effect, or

☒ I never received a 90 day letter (notice) before the notice to quit was delivered (served).

- j. ☐ I remedied the issue(s) listed in the pre-termination notice delivered to me under Connecticut law.

- k. ☒ Additional reasons why I should not be evicted (additional pages may be used, if necessary):

The defendant paid rent regularly and in full under a month to month lease and on the 3rd of every month the new landlord did not provide a new lease and immediately evicted with no Defendant's (Tenant's) Certification previous complaints against the Defent.

I certify that a copy of this document was or will immediately be mailed or delivered electronically or non-electronically on (date) \_\_\_\_\_ to all attorneys and self-represented parties of record, and that written consent for electronic delivery was received from all attorneys and self-represented parties receiving electronic delivery.

Name and address of each party and attorney that copy was mailed or delivered to:

Nancy O'Brien

Signed (Attorney or self-represented party)

▶ 273 P.O. BOX

Mailing address

Stafford Springs CT

Nancy O'Brien

Print or type name of person signing

Telephone number

860-414-0980

Print Form

Reset Form